

Mr Alan Hughes
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/2601/P**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

10 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
Parker House
25 Parker Street
London
WC2B 5PA

Proposal:

Addition of a condition relating to construction contract timings and amendment to wording of conditions 34 and 35 (energy and sustainability details) to bring methodology in line with current policy of planning permission 2012/6132/P dated 30/08/2013 (for redevelopment of the site to provide 43 residential units).

Drawing Nos: Cover letter dated 09/05/2016, C5 Procurement strategy summary, C5 Procurement Strategy Overview, C5 Procurement strategy options, C5 Indicative programme.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision the following condition shall be added to the parent permission ref 2012/6132/P.



ADDITIONAL CONDITION

Within 8 months of the commencement of demolition works at the site the applicant shall have entered into a contract with a contractor for the construction of the development securing completion of the development within a fixed timescale to be agreed by the Council.

Reason: To protect the visual amenity of the area in accordance with requirements of Policy CS14 of the Camden Local Development Framework Core Strategy and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 For the purposes of this decision condition 35 of the parent permission ref 2012/6132/P shall be replaced with the following condition.

REPLACEMENT CONDITION 35

Unless otherwise agreed in writing by the Council, the development shall be carried out in accordance with the submitted Sustainability Statement, prepared by EC Harris; assessed under the BREEAM Domestic Refurbishment achieving at least an Excellent Rating.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 3 For the purposes of this decision condition 34 of the parent permission ref 2012/6132/P shall be replaced with the following condition.

REPLACEMENT CONDITION 34

Unless otherwise agreed in writing by the Council, the development shall be carried out in accordance with the submitted Energy/ Renewable Statement prepared by Sustain Ltd. A meter shall at all times be installed to monitor the energy output of the technologies and measures taken to enable future connection to a local energy network at the boundary of the Property.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The separation of the demolition and construction phases of the approved

development will enable works to commence at the site before a construction contract has been agreed, ensuring the original planning permission (2012/6132/P) is implemented before its expiry on 31st August 2016. The applicant has provided a procurement timetable which has been considered reasonable to allow the period of 8 months for a contract to be agreed. It is also important to note there is a clause within the Section 106 legal agreement which ensures the development will be built out within 27 months of commencement of works, which includes demolition. This will prevent the site from being left dormant for a significant period of time once the existing structure is removed and help to minimise the impact on the character and appearance of the surrounding conservation area.

Conditions 34 and 35 of the original permission (2012/6132/P) have been updated and amended so that they refer to current local and national energy and sustainability policies and assessment criteria. These revisions have been reviewed and agreed by the councils Energy & Sustainability Officer and are therefore considered acceptable.

No objections and two comments were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the additional condition is in general accordance with Policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 and DP25 of the London Borough of Camden Development Framework Development Policies.

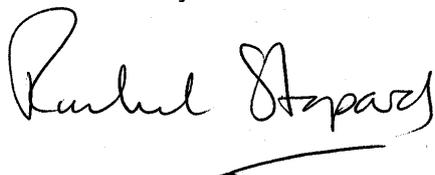
- 2 You are advised that this decision relates only to the changes set out in the description and on the application form, and shall only be read in the context of the substantive permission granted 30/08/2013 under reference number 2012/6132/P and is bound by all the conditions attached to that permission.
- 3 You are advised that the new condition hereby approved supersedes condition 2 of Conservation Area Consent reference 2012/6143/C dated 30/08/2013.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Executive Director Supporting Communities

Rachel Stopard
Executive Director Supporting Communities